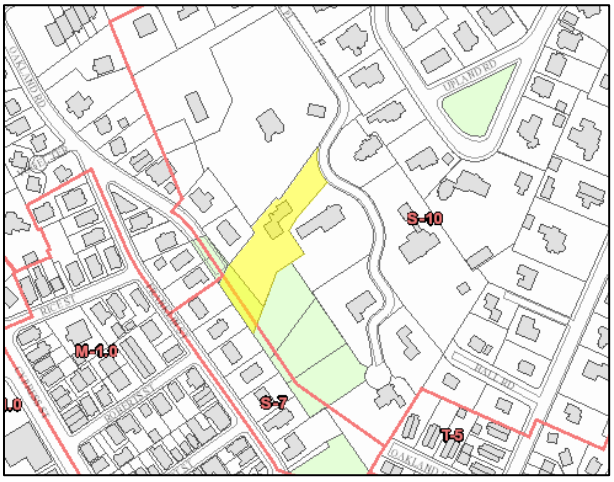
Brookline Preservation Commission
Local Historic District Report

Address: 61 Walnut Place
District: Pill Hill LHD
Applicant: Tiffani Wolf
Date Built: c.1861/1964
Architect: unknown
Builder: unknown



Statement of Significance:

This building was constructed as a carriage barn and stable for the Moses B. Williams House at 67 Walnut Place. According to the town tax lists, the barn was constructed by 1861. The house underwent two major conversions, leaving little historic fabric. In 1964 architect Thomas McNulty converted the barn into a single family dwelling. In 1979, major additions and alterations were completed by builder Paul Perella.

.Proposed Alterations:

The Applicant is proposing to install 50 LG all black 360W solar panels on 4 surfaces of the asphalt roof. On roof 1, 2 & 4 the panels will be mounted flat on aluminum racks while on roof 3 they will be installed at a slight angle.

Applicable Guidelines:

The Preservation Commission's Design Guidelines for Local Historic Districts state that:

- When possible, renewable energy systems should be proposed for installation in locations where they will not be visible from a public way, park or body of water. In cases where this is not practicable, systems attached to buildings should not obscure historic features from public view, or be visible in a way which significantly alters the profile or character of the building.
- Historic materials and features such as cladding, trim, windows, doors, ornamental detailing and other elements should not be removed or altered; slate and terra cotta tile and other historic roofing materials should not be removed or altered.
- For proposed installations with visibility from a public way, park or body of water, the Commission will consider the historic and architectural significance of the facades which may be affected, including roofs and rooflines, the historic fabric, including materials, which may be affected, and the reversibility of the proposed system.
- Free-standing or detached installations should be located to minimize their visibility from public view and should not obscure historic features of nearby buildings. The Commission may request that installations be screened or enclosed with materials appropriate to the setting and district.

Preliminary Findings:

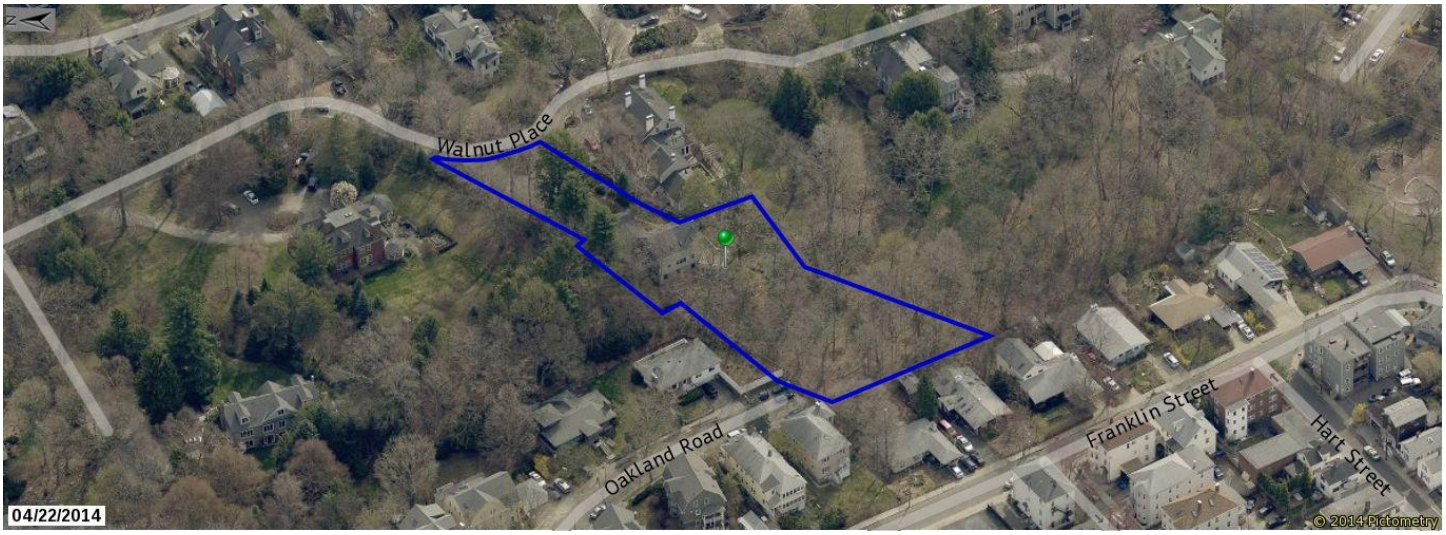
The only portion of this project that is visible from a public way is roof installation #1, which faces Oakland Road. Staff assessed the visibility of the project and felt that the panels would be minimally visible. Given the Commission's longstanding support for solar installations, staff issued a 10-Day letter on September 23rd. On October 1st, a response letter was received from an abutter, asking the Commission to reconsider the finding that the installation would be minimally visible.

The solar roof installation meets the recommended criteria set for renewable energy systems in the Design Guidelines. The system does not obscure any historic features from view or significantly alter the profile or character of the building. The asphalt roof surface is not a historic feature of the building. There is no effect to any façade that is visible from the public way (there are no visible facades on this building) and the building itself has been significantly altered over the years with little, if any, remaining historic fabric. For these reasons, the proposed solar installation may be considered appropriate to the historic district.

Ariel view of 61 Walnut Place, looking north.

Aerial view of 61 Walnut Place, looking west.

Ariel view of 61 Walnut Place, looking south.



Aerial view of 61 Walnut Place, looking east.

Visibility of rear roof (solar panel installation #1), taken from the end of the public way on Oakland Road.

Close up of installation site #1, showing existing asphalt shingles.

PROJECT SUMMARY:

THE PROJECT SCOPE INCLUDES THE DESIGN, SPECIFICATION, PROCUREMENT, INSTALLATION AND COMMISSIONING OF A COMPLETE, TURN-KEY, GRID-TIED PHOTOVOLTAIC ELECTRIC SYSTEM.

MODULE TYPE	(50) LG360QIC-A5
INVERTER	(50) ENPHASE IQ7PLUS-72-2-US
OPTIMIZER	N/A
ARRAY PITCH	ROOF #1 - 33, ROOF #2 - 24 , ROOF #3 - 0 , ROOF #4 - 33 °
ARRAY AZIMUTH	ROOF #1 - 238, ROOF #2 - 148 , ROOF #3 - 148 , ROOF #4 - 238 °
RACKING	(ROOF #1, 2, 4) - XR100 ALUMINUM RAIL. (ROOF #3) - ECOLIBRIUM BALLASTED RACKING SYSTEMBLACK IRONRIDGE
ATTACHMENT	(ROOF #1, 2, 4) - ECOSFASTEN GREENFASTEN GFI WITH SS 3"X 5/16" LAG SCREWS. (ROOF #3) - ECOLIBRIUM BALLASTED RACKING SYSTEM

AUTHORITIES HAVING JURISDICTION:

BUILDING AUTHORITY	BROOKLINE MA
ELECTRICAL AUTHORITY	BROOKLINE MA
ZONING/PLANNING AUTHORITY	BROOKLINE MA
ELECTRICAL UTILITY	EVERSOURCE

DESIGN CRITERIA:

OCCUPANCY	RESIDENTIAL
DESIGN WIND LOAD	128 MPH
RISK CATEGORY	II
GROUND SNOW LOAD	40 PSF
EXPOSURE CATEGORY	B
ROOF HEIGHT	20' ABOVE GRADE TO EAVES
ROOF COMPOSITION	ASPHALT SHINGLE
RAFTER	ROOF #1 - 3"X8", ROOF #2 - 2"X12", ROOF #3 - 2"X12", ROOF #4 - 2"X12"
RAFTER SPACING	ROOF #1 - 28" O.C. , ROOF #2 - 16" O.C., ROOF #3 - 16" O.C., ROOF #4 - 16" O.C.

SHEET LIST:

G001	TITLE SHEET
A001	SITE PLAN
A002	MODULE LAYOUT
E001	ONE-LINE DIAGRAM

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE ORDINANCES AND BUILDING CODES.
2. ELECTRICAL INSTALLATION SHALL COMPLY WITH STATE AND LOCALLY ADOPTED ELECTRICAL CODE.
3. ROOFTOP PENETRATIONS SHALL BE SEALED.
4. ALL EQUIPMENT SHALL BE LISTED AND TESTED BY A RECOGNIZED LABORATORY.
5. SYSTEM SHALL CONFORM TO RAPID SHUTDOWN REQUIREMENTS PER NEC 690.
6. CONDUIT RUNS BETWEEN SUB-ARRAYS, COMBINERS, AND DISCONNECTS SHALL BE INSTALLED IN THE MOST DIRECT ROUTE POSSIBLE.
7. ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO MAINTAIN CLEARANCES REQUIRED BY NEC 110.
8. EQUIPMENT SHALL BE LABELED PER NEC 2017 REQUIREMENTS.

REVISION ENERGY

1980 TURNPIKE ST. BUILDING #2
NORTH ANDOVER, MA 01845
(978)-308-9041

CLIENT:

BEN AND KATE TAYLOR
61 WALNUT PLACE
BROOKLINE MA, 02445

SYSTEM TYPE:

18KW DC GRID TIED SOLAR PHOTOVOLTAIC SYSTEM

FOR CONSTRUCTION

DESIGNED BY:	DAM
REVISION:	0
PRINT SIZE:	11" X 17"
DATE:	9/11/2020

DWG TITLE:

TITLE SHEET

DWG NUMBER:

G001

PROJECT SUMMARY:

THE PROJECT SCOPE INCLUDES THE DESIGN, SPECIFICATION, PROCUREMENT, INSTALLATION AND COMMISSIONING OF A COMPLETE, TURN-KEY, GRID-TIED PHOTOVOLTAIC ELECTRIC SYSTEM.

MODULE TYPE	(50) LG360QIC-A5
INVERTER	(50) ENPHASE IQ7PLUS-72-2-US
OPTIMIZER	N/A
ARRAY PITCH	ROOF #1 - 33, ROOF #2 - 24 , ROOF #3 - 0 , ROOF #4 - 33 °
ARRAY AZIMUTH	ROOF #1 - 238, ROOF #2 - 148 , ROOF #3 - 148 , ROOF #4 - 238 °
RACKING	(ROOF #1, 2, 4) - XRI00 ALUMINUM RAIL. (ROOF #3) - ECOLIBRIUM BALLASTED RACKING SYSTEMBLACK IRONRIDGE
ATTACHMENT	(ROOF #1, 2, 4) - ECOSFASTEN GREENFASTEN GFI WITH SS 3"X 5/16" LAG SCREWS. (ROOF #3) - ECOLIBRIUM BALLASTED RACKING SYSTEM

DESIGN CRITERIA:

OCCUPANCY	RESIDENTIAL
DESIGN WIND LOAD	I28 MPH
RISK CATEGORY	II
GROUND SNOW LOAD	40 PSF
EXPOSURE CATEGORY	B
ROOF HEIGHT	20' ABOVE GRADE TO EAVES
ROOF COMPOSITION	ASPHALT SHINGLE
RAFTER	ROOF #1 - 3"X8", ROOF #2 - 2"XI2", ROOF #3 - 2"XI2", ROOF #4 - 2"XI2"
RAFTER SPACING	ROOF #1 - 28" O.C. , ROOF #2 - I6" O.C., ROOF #3 - I6" O.C., ROOF #4 - I6" O.C.

INSTALLATION SAFETY PLAN:

THE CONSTRUCTION HAZARD ZONE IDENTIFIES AN AREA WHERE CREWS ARE EQUIPPED WITH HARD HATS AND PERSONAL PROTECTIVE EQUIPMENT. ADDITIONALLY, PERSONNEL ON THE ROOF ARE HARNESSED WITH FALL PROTECTION GEAR AND ANCHORED TO THE ROOF AT ALL TIMES.

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NORTH ANDOVER, MA 01845
(978)-308-9041

CLIENT:

BEN AND KATE TAYLOR
61 WALNUT PLACE
BROOKLINE MA, 02445

SYSTEM TYPE:

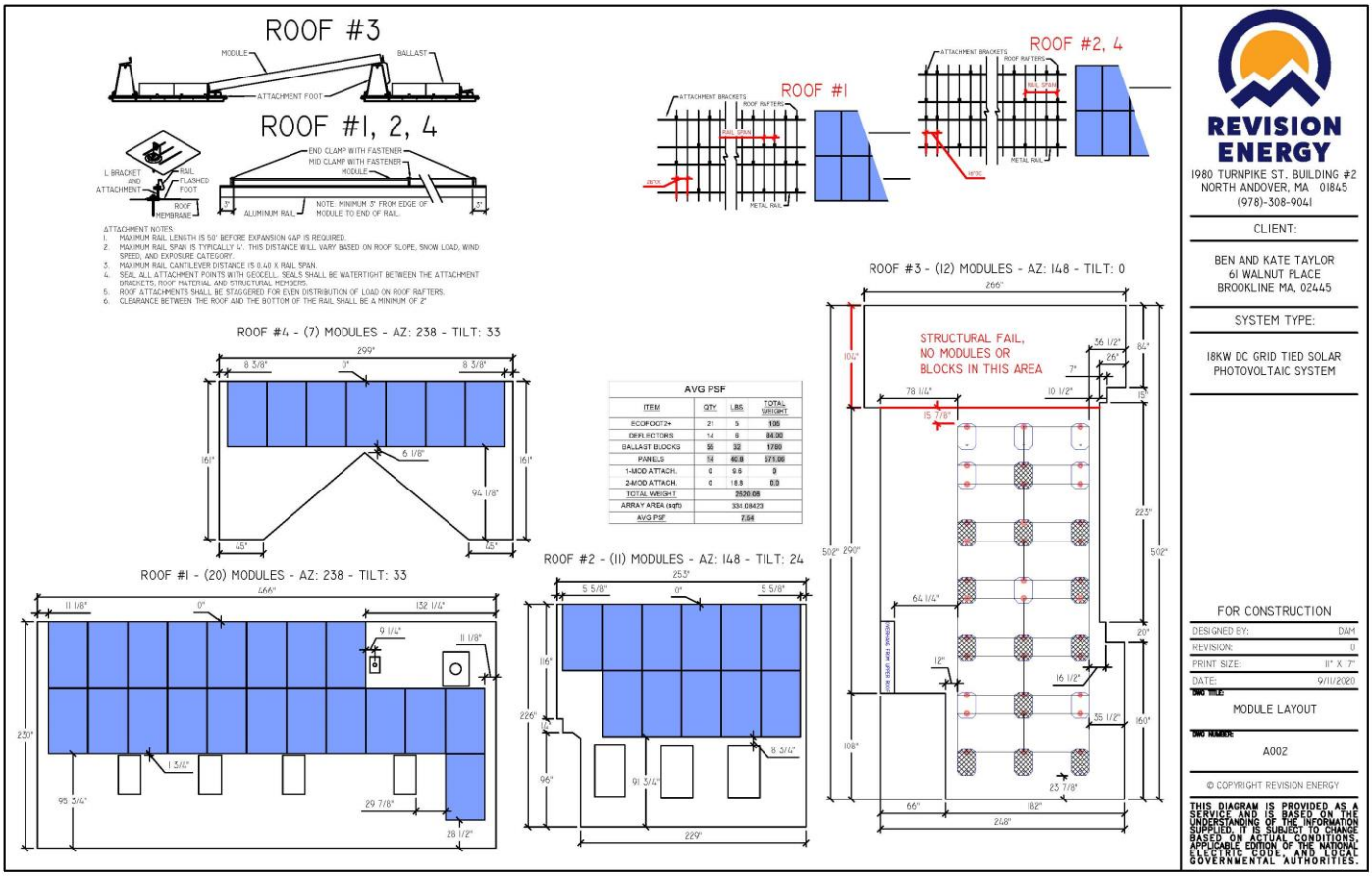
I8KW DC GRID TIED SOLAR PHOTOVOLTAIC SYSTEM

FOR CONSTRUCTION

DESIGNED BY:	DAM
REVISION:	0
PRINT SIZE:	II" X I7"
DATE:	9/II/2020

DWG TITLE:
SITE PLAN

DWG NUMBER:
A00I


ROOF #3
MODULE
BALLAST
ATTACHMENT FOOT
ROOF #1, 2, 4
L BRACKET AND ATTACHMENT
RAIL
FLASHED FOOT
ROOF MEMBRANE
END CLAMP WITH FASTENER
MID CLAMP WITH FASTENER
MODULE
ALUMINUM RAIL
NOTE: MINIMUM 3" FROM EDGE OF MODULE TO END OF RAIL.
ATTACHMENT NOTES:
1. MAXIMUM RAIL LENGTH IS 50" BEFORE EXPANSION GAP IS REQUIRED.
2. MAXIMUM RAIL SPAN IS TYPICALLY 4'. THIS DISTANCE WILL VARY BASED ON ROOF SLOPE, SNOW LOAD, WIND SPEED, AND EXPOSURE CATEGORY.
3. MAXIMUM RAIL CANTILEVER DISTANCE IS 0.40 X RAIL SPAN.
4. SEAL ALL ATTACHMENT POINTS WITH GEOCELL. SEALS SHALL BE WATERTIGHT BETWEEN THE ATTACHMENT BRACKETS, ROOF MATERIAL AND STRUCTURAL MEMBERS.
5. ROOF ATTACHMENTS SHALL BE STAGGERED FOR EVEN DISTRIBUTION OF LOAD ON ROOF RAFTERS.
6. CLEARANCE BETWEEN THE ROOF AND THE BOTTOM OF THE RAIL SHALL BE A MINIMUM OF 2"
ROOF #1
ATTACHMENT BRACKETS
ROOF RAFTERS
RAIL SPAN
METAL RAIL
ROOF #2, 4
ROOF #4 - (7) MODULES - AZ: 238 - TILT: 33
299"
8 3/8"
0"
8 3/8"
161"
6 1/8"
94 1/8"
45°
AVG PSF
ITEM | QTY. | LBS. | TOTAL WEIGHT
ECOFOOT2+ | 21 | 5 | 105
DEFLECTORS | 14 | 6 | 84.00
BALLAST BLOCKS | 55 | 32 | 1760
PANELS | 14 | 40.8 | 571.06
1-MOD ATTACH. | 0 | 9.5 | 0
2-MOD ATTACH. | 0 | 18.9 | 0.0
TOTAL WEIGHT | | | 2520.06
ARRAY AREA (sqft) | | | 334.08423
AVG PSF | | | 7.54
ROOF #3 - (12) MODULES - AZ: 148 - TILT: 0
266"
STRUCTURAL FAIL, NO MODULES OR BLOCKS IN THIS AREA
102"
84"
36 1/2"
26"
7"
78 1/4"
10 1/2"
15"
15 7/8"
223"
290"
64 1/4"
20"
12"
16 1/2"
35 1/2"
160"
108"
23 7/8"
66"
182"
248"
ROOF #1 - (20) MODULES - AZ: 238 - TILT: 33
466"
11 1/8"
0"
132 1/4"
9 1/4"
11 1/8"
230"
1 3/4"
95 3/4"
29 7/8"
28 1/2"
ROOF #2 - (11) MODULES - AZ: 148 - TILT: 24
253"
5 5/8"
0"
5 5/8"
116"
226"
12"
8 3/4"
96"
91 5/16"
229"
REVISION ENERGY
1980 TURNPIKE ST, BUILDING #2
NORTH ANDOVER, MA 01845
(978)-308-9041
CLIENT:
BEN AND KATE TAYLOR
61 WALNUT PLACE
BROOKLINE MA, 02445
SYSTEM TYPE:
18KW DC GRID TIED SOLAR PHOTOVOLTAIC SYSTEM
FOR CONSTRUCTION
DESIGNED BY: DAM
REVISION: 0
PRINT SIZE: 11" X 17"
DATE: 9/11/2020
DWG TITLE:
MODULE LAYOUT
DWG NUMBER:
A002
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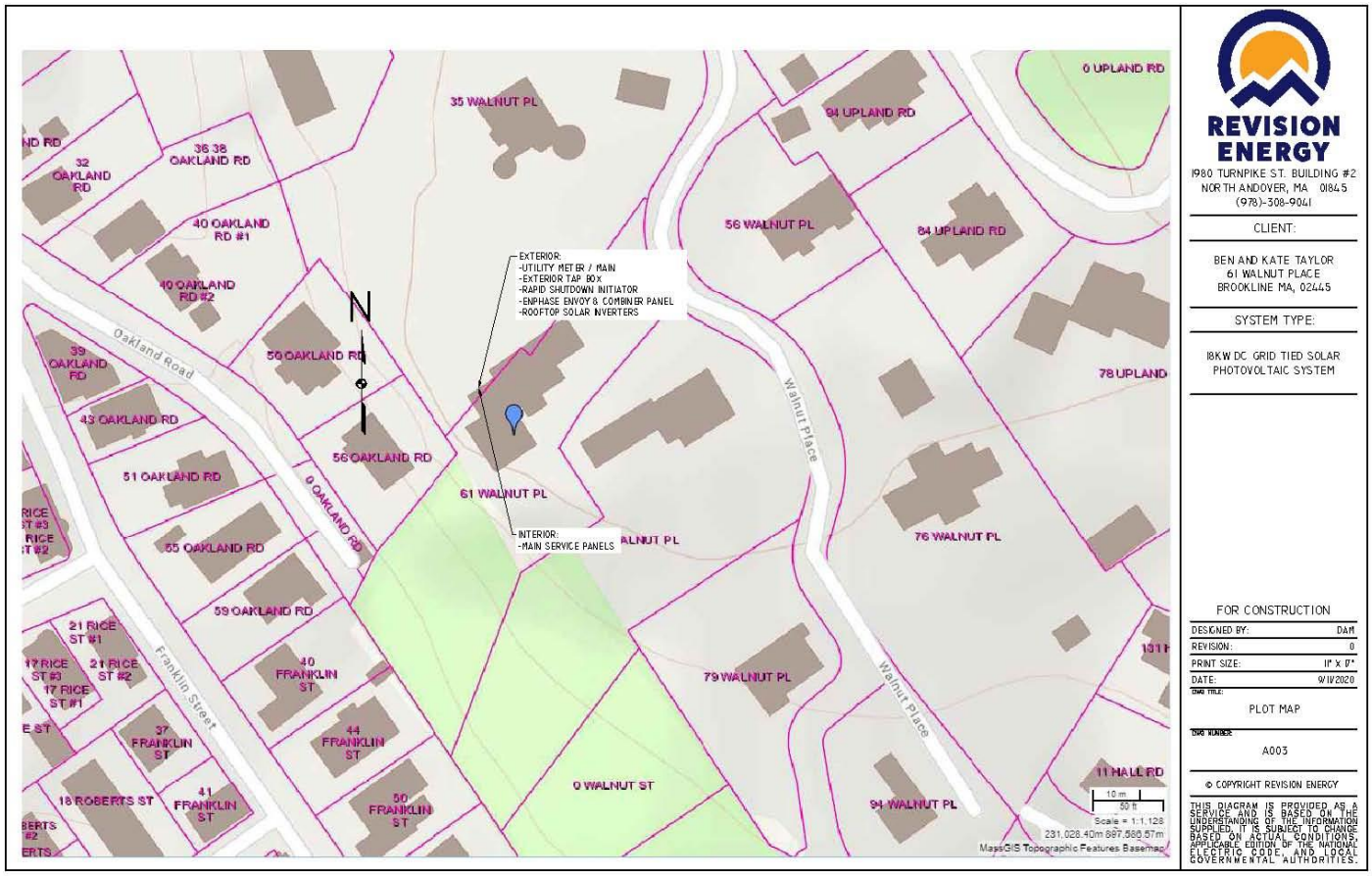
THIS DIAGRAM IS PROVIDED AS A SERVICE AND IS BASED ON THE UNDERSTANDING OF THE INFORMATION SUPPLIED. IT IS SUBJECT TO CHANGE BASED ON ACTUAL CONDITIONS, APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE, AND LOCAL GOVERNMENTAL AUTHORITIES.



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1980 TURNPIKE ST. BUILDING #2
NORTH ANDOVER, MA 01845
(978)-308-9041

CLIENT:

BEN AND KATE TAYLOR
61 WALNUT PLACE
BROOKLINE MA, 02445

SYSTEM TYPE:

18KW DC GRID TIED SOLAR PHOTOVOLTAIC SYSTEM

FOR CONSTRUCTION

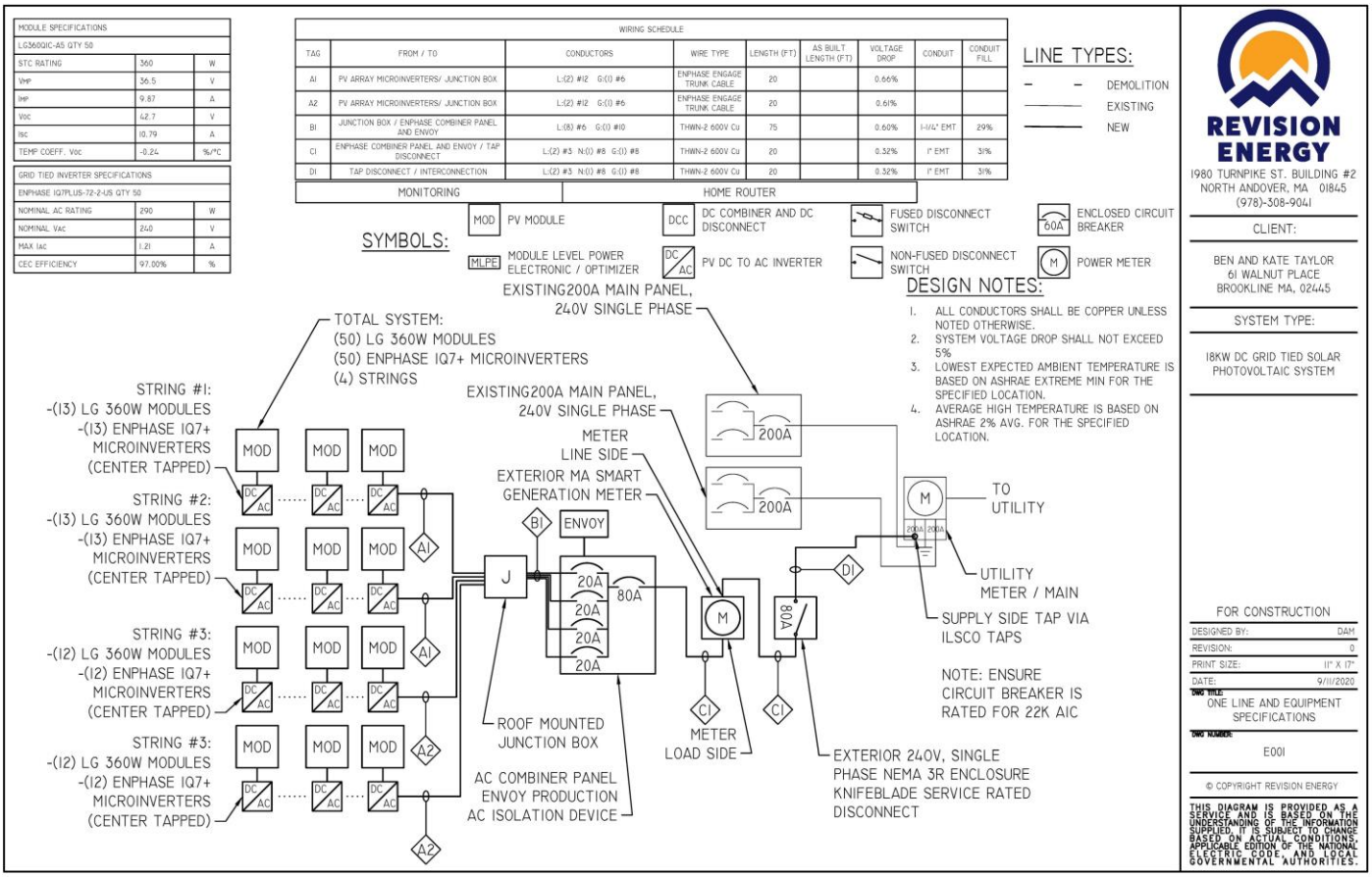
DESIGNED BY:	DAM
REVISION:	0
PRINT SIZE:	11" X 17"
DATE:	9/17/2020

DWG TITLE:

PLOT MAP

DWG NUMBER:

A003


MODULE SPECIFICATIONS
LG360QIC-A5 QTY 50
STC RATING 360 W
Vmp 36.5 V
Imp 9.87 A
Voc 42.7 V
Isc 10.79 A
TEMP COEFF. Voc -0.24 %/°C
GRID TIED INVERTER SPECIFICATIONS
ENPHASE IQ7PLUS-72-2-US QTY 50
NOMINAL AC RATING 290 W
NOMINAL Vac 240 V
MAX Iac 1.21 A
CEC EFFICIENCY 97.00% %
WIRING SCHEDULE
TAG | FROM / TO | CONDUCTORS | WIRE TYPE | LENGTH (FT) | AS BUILT LENGTH (FT) | VOLTAGE DROP | CONDUIT | CONDUIT FILL
A1 | PV ARRAY MICROINVERTERS/ JUNCTION BOX | L:(2) #12 G:(1) #6 | ENPHASE ENGAGE TRUNK CABLE | 20 | | 0.66% | |
A2 | PV ARRAY MICROINVERTERS/ JUNCTION BOX | L:(2) #12 G:(1) #6 | ENPHASE ENGAGE TRUNK CABLE | 20 | | 0.61% | |
B1 | JUNCTION BOX / ENPHASE COMBINER PANEL AND ENVOY | L:(8) #6 G:(1) #10 | THWN-2 600V Cu | 75 | | 0.60% | 1-1/4" EMT | 29%
C1 | ENPHASE COMBINER PANEL AND ENVOY / TAP DISCONNECT | L:(2) #3 N:(1) #8 G:(1) #8 | THWN-2 600V Cu | 20 | | 0.32% | 1" EMT | 31%
D1 | TAP DISCONNECT / INTERCONNECTION | L:(2) #3 N:(1) #8 G:(1) #8 | THWN-2 600V Cu | 20 | | 0.32% | 1" EMT | 31%
MONITORING
HOME ROUTER
LINE TYPES:
DEMOLITION
EXISTING
NEW
SYMBOLS:
MOD PV MODULE
MLPE MODULE LEVEL POWER ELECTRONIC / OPTIMIZER
DCC DC COMBINER AND DC DISCONNECT
DC/AC PV DC TO AC INVERTER
FUSED DISCONNECT SWITCH
NON-FUSED DISCONNECT SWITCH
60A ENCLOSED CIRCUIT BREAKER
M POWER METER
DESIGN NOTES:
1. ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
2. SYSTEM VOLTAGE DROP SHALL NOT EXCEED 5%
3. LOWEST EXPECTED AMBIENT TEMPERATURE IS BASED ON ASHRAE EXTREME MIN FOR THE SPECIFIED LOCATION.
4. AVERAGE HIGH TEMPERATURE IS BASED ON ASHRAE 2% AVG. FOR THE SPECIFIED LOCATION.
EXISTING200A MAIN PANEL, 240V SINGLE PHASE
TOTAL SYSTEM:
(50) LG 360W MODULES
(50) ENPHASE IQ7+ MICROINVERTERS
(4) STRINGS
STRING #1:
-(13) LG 360W MODULES
-(13) ENPHASE IQ7+ MICROINVERTERS
(CENTER TAPPED)
STRING #2:
-(13) LG 360W MODULES
-(13) ENPHASE IQ7+ MICROINVERTERS
(CENTER TAPPED)
STRING #3:
-(12) LG 360W MODULES
-(12) ENPHASE IQ7+ MICROINVERTERS
(CENTER TAPPED)
STRING #3:
-(12) LG 360W MODULES
-(12) ENPHASE IQ7+ MICROINVERTERS
(CENTER TAPPED)
EXISTING200A MAIN PANEL, 240V SINGLE PHASE
METER LINE SIDE
EXTERIOR MA SMART GENERATION METER
B1
ENVOY
J
20A
20A
20A
20A
80A
ROOF MOUNTED JUNCTION BOX
AC COMBINER PANEL ENVOY PRODUCTION AC ISOLATION DEVICE
C1
METER LOAD SIDE
C1
80A
EXTERIOR 240V, SINGLE PHASE NEMA 3R ENCLOSURE KNIFEBLADE SERVICE RATED DISCONNECT
D1
200A
200A
M
200A 200A
TO UTILITY
UTILITY METER / MAIN
SUPPLY SIDE TAP VIA ILSCO TAPS
NOTE: ENSURE CIRCUIT BREAKER IS RATED FOR 22K AIC
REVISION ENERGY
1980 TURNPIKE ST. BUILDING #2
NORTH ANDOVER, MA 01845
(978)-508-9041
CLIENT:
BEN AND KATE TAYLOR
61 WALNUT PLACE
BROOKLINE MA, 02445
SYSTEM TYPE:
18KW DC GRID TIED SOLAR PHOTOVOLTAIC SYSTEM
FOR CONSTRUCTION
DESIGNED BY: DAM
REVISION: 0
PRINT SIZE: 11" X 17"
DATE: 9/11/2020
DWG TITLE:
ONE LINE AND EQUIPMENT SPECIFICATIONS
DWG NUMBER:
E001
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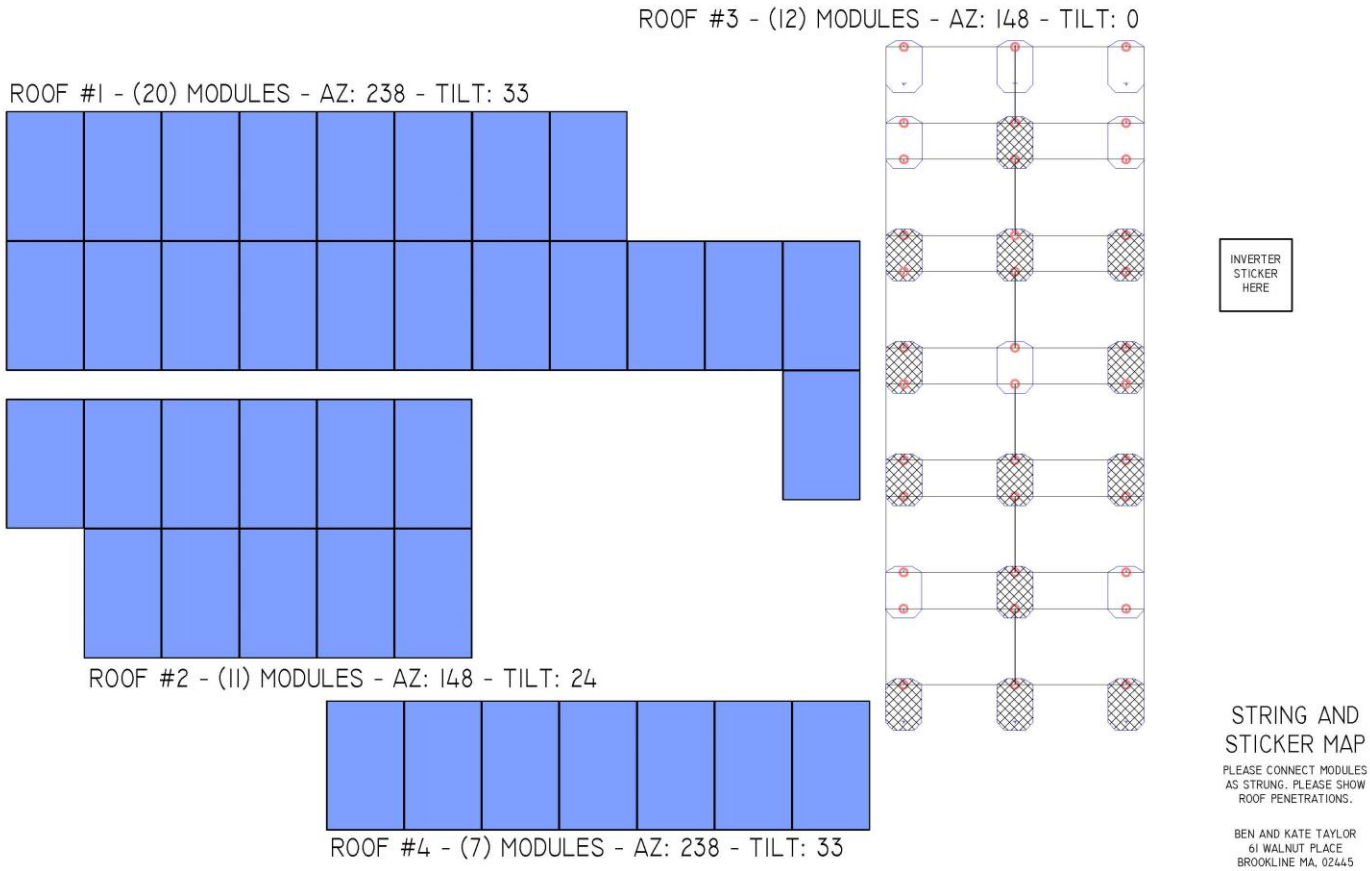

ROOF #3 - (12) MODULES - AZ: 148 - TILT: 0
ROOF #1 - (20) MODULES - AZ: 238 - TILT: 33
INVERTER STICKER HERE
ROOF #2 - (11) MODULES - AZ: 148 - TILT: 24
ROOF #4 - (7) MODULES - AZ: 238 - TILT: 33
STRING AND STICKER MAP
PLEASE CONNECT MODULES AS STRUNG. PLEASE SHOW ROOF PENETRATIONS.
BEN AND KATE TAYLOR
61 WALNUT PLACE
BROOKLINE MA, 02445

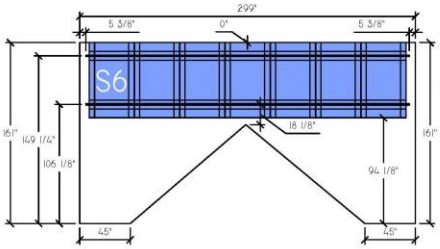
SUMMARY			
TYPE	PRODUCT	DIMENSIONS	QUANTITY
MODULE:	LG360QIC-A5	40IN X 66.93IN	50
RAIL:	IRON RIDGE XRI00	248 IN	(4) FULL (14) CUT
FASTENERS:	IRON RIDGE UFO	0.375 IN	88 MIN

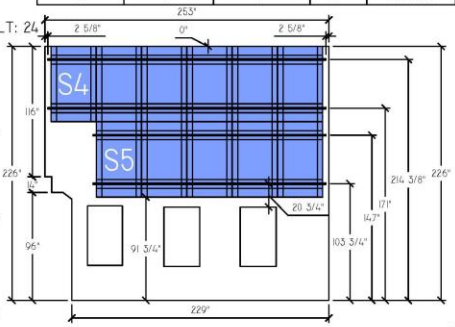
INVERTER	WATTS / STRING	MAX MODS PER STRING
ENPHASE IQ7PLUS-72-2-US	0	0

RAIL LENGTH								
RAIL SECTION TAG	NUMBER OF RAIL SECTIONS	QTY OF PANELS IN SECTION	RAFTER SPACING	MODULE ORIENTATION	RAIL ORIENTATION	RAIL LENGTH (IN)	FULL STICKS	CUT PIECE (IN)
S1	2	8	28''	PORTRAIT	HORIZONTAL	328 5/8	1	(1) 80 5/8
S2	2	11	28''	PORTRAIT	HORIZONTAL	449 3/4	1	(1) 201 3/4
S3	2	1	28''	PORTRAIT	HORIZONTAL	56	0	(1) 56
S4	2	6	16''	PORTRAIT	HORIZONTAL	247 7/8	0	(1) 247 7/8
S5	2	5	16''	PORTRAIT	HORIZONTAL	207 1/2	0	(1) 207 1/2
S6	2	7	16''	PORTRAIT	HORIZONTAL	288 1/4	0	(2) 144 1/8

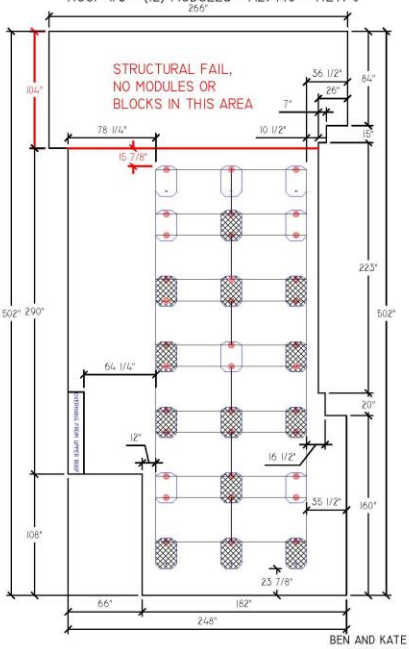
CUT LIST	
RAIL LENGTH (IN)	QTY
FULL	4
80 5/8	2
201 3/4	2
56	2
247 7/8	2
207 1/2	2
144 1/8	4

ROOF #2 - (11) MODULES - AZ: 148 - TILT: 24



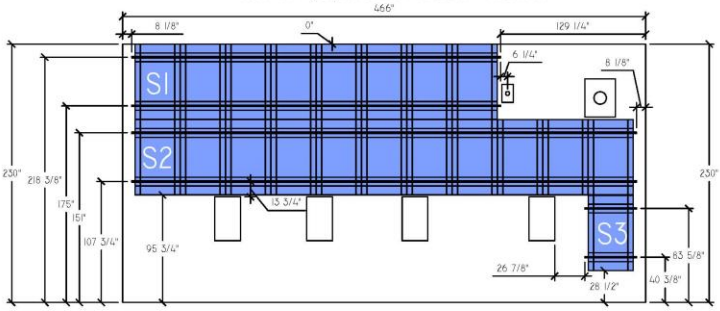


ROOF #3 - (12) MODULES - AZ: 148 - TILT: 0

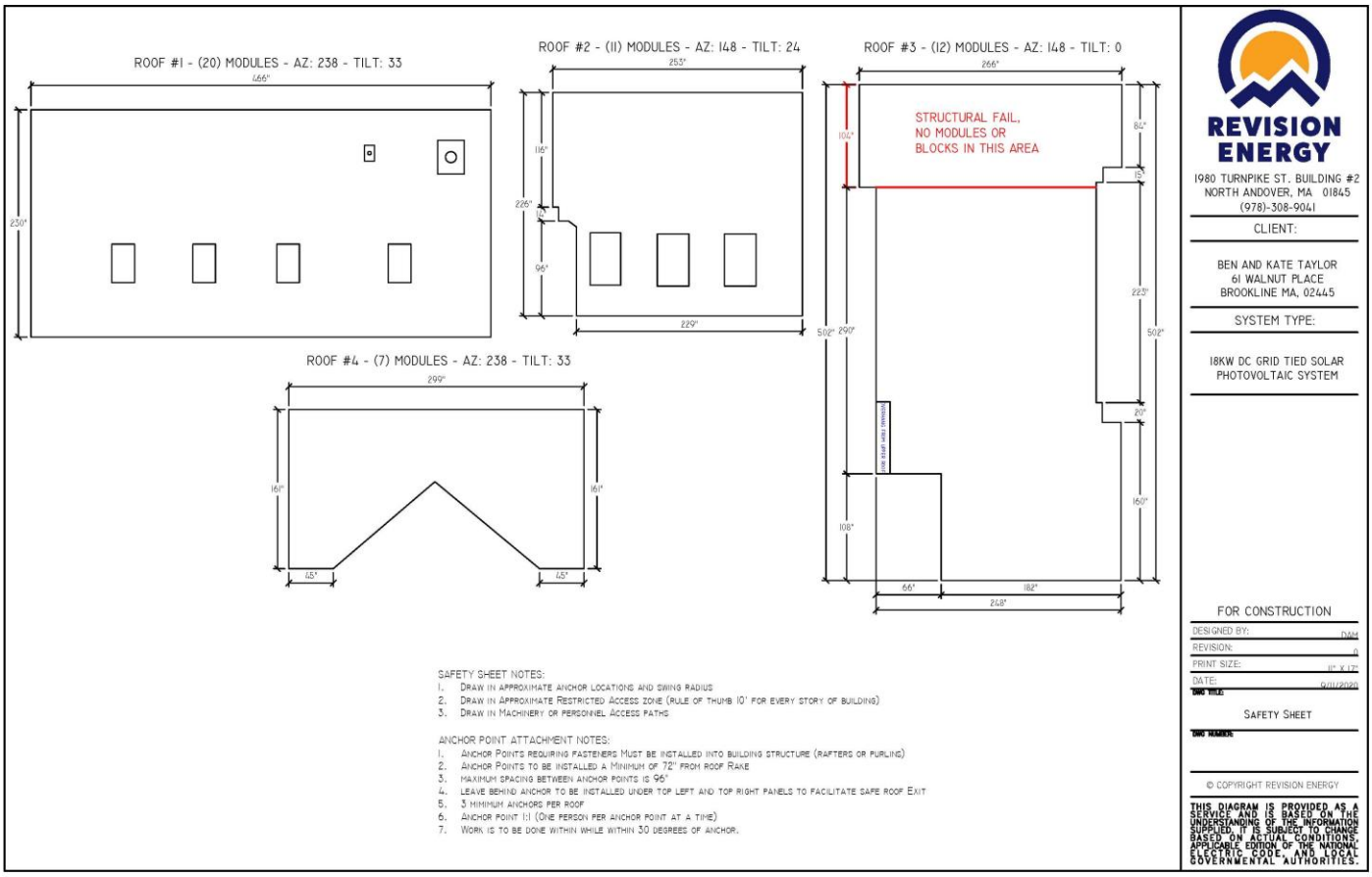


ROOF #4 - (7) MODULES - AZ: 238 - TILT: 33

ROOF #1 - (20) MODULES - AZ: 238 - TILT: 33



BEN AND KATE TAYLOR
61 WALNUT PLACE
BROOKLINE MA, 02445


ROOF #1 - (20) MODULES - AZ: 238 - TILT: 33
466"
230"
ROOF #2 - (11) MODULES - AZ: 148 - TILT: 24
253"
116"
226"
12"
96"
229"
ROOF #3 - (12) MODULES - AZ: 148 - TILT: 0
266"
STRUCTURAL FAIL,
NO MODULES OR
BLOCKS IN THIS AREA
104"
82"
15"
223"
502"
290"
502"
20"
150"
108"
66"
182"
248"
ROOF #4 - (7) MODULES - AZ: 238 - TILT: 33
299"
161"
161"
45"
45"
SAFETY SHEET NOTES:
1. DRAW IN APPROXIMATE ANCHOR LOCATIONS AND SWING RADIUS
2. DRAW IN APPROXIMATE RESTRICTED ACCESS ZONE (RULE OF THUMB 10' FOR EVERY STORY OF BUILDING)
3. DRAW IN MACHINERY OR PERSONNEL ACCESS PATHS
ANCHOR POINT ATTACHMENT NOTES:
1. ANCHOR POINTS REQUIRING FASTENERS MUST BE INSTALLED INTO BUILDING STRUCTURE (RAFTERS OR PURLINS)
2. ANCHOR POINTS TO BE INSTALLED A MINIMUM OF 72" FROM ROOF RAKE
3. MAXIMUM SPACING BETWEEN ANCHOR POINTS IS 96"
4. LEAVE BEHIND ANCHOR TO BE INSTALLED UNDER TOP LEFT AND TOP RIGHT PANELS TO FACILITATE SAFE ROOF EXIT
5. 3 MINIMUM ANCHORS PER ROOF
6. ANCHOR POINT 1:1 (ONE PERSON PER ANCHOR POINT AT A TIME)
7. WORK IS TO BE DONE WITHIN WHILE WITHIN 30 DEGREES OF ANCHOR.
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CLIENT:
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BROOKLINE MA, 02445
SYSTEM TYPE:
18KW DC GRID TIED SOLAR
PHOTOVOLTAIC SYSTEM
FOR CONSTRUCTION
DESIGNED BY: DAM
REVISION: 0
PRINT SIZE: 11" X 17"
DATE: 9/11/2020
DWG TITLE:
SAFETY SHEET
DWG NUMBER:
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Utility Meter 400A Service
(2) 200A Meter Main
Underground Service
Walnut Pl
7P
12P
14L Ballast
61 Walnut Place
17P
3D
Google